

121.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

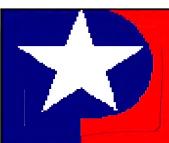
Total Card / Total Parcel

USE VALUE:

1,538,500 / 1,538,500

ASSESSED:

1,538,500 / 1,538,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		HOPKINS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAP GMBH	
Owner 2:	
Owner 3:	
Street 1: PO BOX 292	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 558.28	/Parcel: 558.28				
Total Card	0.214	846,200	300	692,000	1,538,500	Entered Lot Size

Total Parcel	0.214	846,200	300	692,000	1,538,500	Total Land:
Land Unit Type:						

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: GILLESPIE BRIAN W -	
Owner 2: HEDLER AMY S -	
Street 1: 45 HOPKINS ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

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Twn/City: ARLINGTON</td

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	3	- Gambrel
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:	V	- Very Good

ATH FEATURES	
ll Bath	1 Rating: Good
1 Bath:	2 Rating: Good
1 Bath:	1 Rating: Average
3QBth:	Rating:
2 Bath:	1 Rating: Good
HBth:	Rating:
thrtFix:	1 Rating: Good
OTHER FEATURES	
Kits:	1 Rating: Very Good
A Kits:	Rating:
Frp1:	1 Rating: Good

COMMENTS
43-2520 OF=DBL SINK IN MASTER.

SKETCH

WDK (244)

FFL (96)

TQS

SFL

FFL

BMT (884)

EFP (72)

GENERAL INFORMATION

Grade: B - Good (-)	
Year Blt: 1916	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

ONDO INFORMATION

Location: _____
Total Units: _____
Floor: _____
% Own: _____
Name: _____

EMODELING		RES BREAKDOWN			
		No Unit	RMS	BRS	FL
Exterior:		1	10	5	M
Interior:					
Additions:					
Kitchen:	2005				
Baths:					
Plumbing:					
Electric:					
Heating:		Totals			
General:		1	10	5	

INTERIOR INFORMATION

APPRECIATION

sys Cond:	VG - Very Good	4.6 %
unctional:		%
conomic:		%
Special:		%
Override:		%
	Total:	4.6 %

ALC SUMMARY

Interior:	7	15	3	...
Additions:				
Kitchen:	2005			
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	10	5	

Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

Basic \$ / SQ:	135.00	Rate
Size Adj.:	1.03101456	
Const Adj.:	1.31260860	
Adj \$ / SQ:	182.698	
Other Features:	151950	
Grade Factor:	1.21	
NBHD Inf:	1.00000000	
NBHD Mod:		WtAv
LUC Factor:	1.00	
Adj Total:	886989	
Depreciation:	40801	
Depreciated Total:	846188	Spec

MOBILE HOME Make:

SPEC FEATURES/YARD ITEMS **PARCEL ID** 121.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LOC	Fact	NB Fa	Appr Value	JCode	JFact	Juris. Value
19	Patio		D	Y	1 14X6	F	FR	1995	5.40	T	24	101			300			300

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,253	182.700	228,921	SFL	95				
BMT	Basement	1,157	54.810	63,414						
SFL	Second Floor	840	182.700	153,430						
TQS	3/4 Story	663	182.700	121,129						
WDK	Deck	244	13.260	3,234						
EFP	Enclos Porch	207	53.000	10,971						
Net Sketched Area:			4,364		Total:		581,099			
Size Ad	2755.7999	Gross Area		4629	FinArea		2756			

